| 146.0 | 0001 | 0005.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 637,900 / 637,900 |
| | | | | | USE VALUE: | 637,900 / 637,900 |
| | | | | | ASSESSED: | 637,900 / 637,900 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 777 | | CONCORD TPKE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | WALDROP JENNIFER |
| Owner 2: | WALDROP ANDREW |
| Owner 3: | |
| Street 1: | 777 CONCORD TPKE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | HODGDON JEFFREY E - |
| Owner 2: | - |
| Street 1: | 777 CONCORD TURNPIKE |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1963, having primarily Wood Shingle Exterior and 1550 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 5000.000 | 181,900 | | 456,000 | 637,900 |
| Total Card | 0.115 | 181,900 | | 456,000 | 637,900 |
| Total Parcel | 0.115 | 181,900 | | 456,000 | 637,900 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 411.44 /Parcel: 411.44

**Legal Description**

**Entered Lot Size**

Total Land:

Land Unit Type:

**User Acct** 95774

**GIS Ref**

**GIS Ref**

**Insp Date** 11/11/08

!11407!

## PREVIOUS ASSESSMENT

Parcel ID 146.0-0001-0005.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 181,900 | 0 | 5,000. | 456,000 | 637,900 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 175,500 | 0 | 5,000. | 456,000 | 631,500 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 175,600 | 0 | 5,000. | 456,000 | 631,600 | 631,600 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 162,200 | 0 | 5,000. | 427,500 | 589,700 | 589,700 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 162,200 | 0 | 5,000. | 353,400 | 515,600 | 515,600 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 162,200 | 0 | 5,000. | 324,900 | 487,100 | 487,100 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 162,200 | 0 | 5,000. | 296,400 | 458,600 | 458,600 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 154,200 | 0 | 5,000. | 290,700 | 444,900 | 444,900 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 12:27:59 |

**LAST REV**

| Date | Time |
|---|---|
| 06/01/17 | 10:05:11 |
| mmcmakin | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11407

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| HODGDON JEFFREY | 51393-110 | | 7/1/2008 | | 408,000 | No | No | | |
| LOWNEY WILLIAM | 41650-41 | | 12/19/2003 | | 340,000 | No | No | | |
| | 20793-212 | | 9/1/1990 | | 99 | No | No | | F |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 6/4/2014 | 617 | Wood Dec | 10,800 | | | | | |
| 9/19/2012 | 1183 | Manual | 7,000 | C | | | | |
| 8/20/2012 | 1031 | Alterati | 112,885 | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 6/25/2014 | Info Fm Prmt | PC | PHIL C |
| 4/11/2013 | Info Fm Prmt | EMK | Ellen K |
| 11/11/2008 | Meas/Inspect | 163 | PATRIOT |
| 6/15/2004 | MLS | HC | Helen Chinal |
| 12/7/1999 | Mailer Sent | | |
| 11/16/1999 | Measured | 153 | PATRIOT |
| 1/1/1982 | | CS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 95774 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 5000 | | Sq. Ft. | Site | | 0 | 80. | 1.14 | 9 | | | | | | | | | 456,000 | | | | | | 456,000 | |

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 One Family | Prime NB Desc Brackett | Total: 456,000 | Spl Credit | Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 5 - Cape | | |
| Sty Ht: | 1H - 1 & 1/2 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GRAY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1963 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 2 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | L - Location | 10. | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 37.9 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 110.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.98990101 |
| Adj $ / SQ: | 147.000 |
| Other Features: | 66500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 292920 |
| Depreciation: | 111017 |
| Depreciated Total: | 181903 |

## COMMENTS

22 223144 643-8365 SINK/TOILET IN BSMT.

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | | # Units | 1 | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 7 | BRs: | 3 | Baths: | 1 | HB | | | | | |

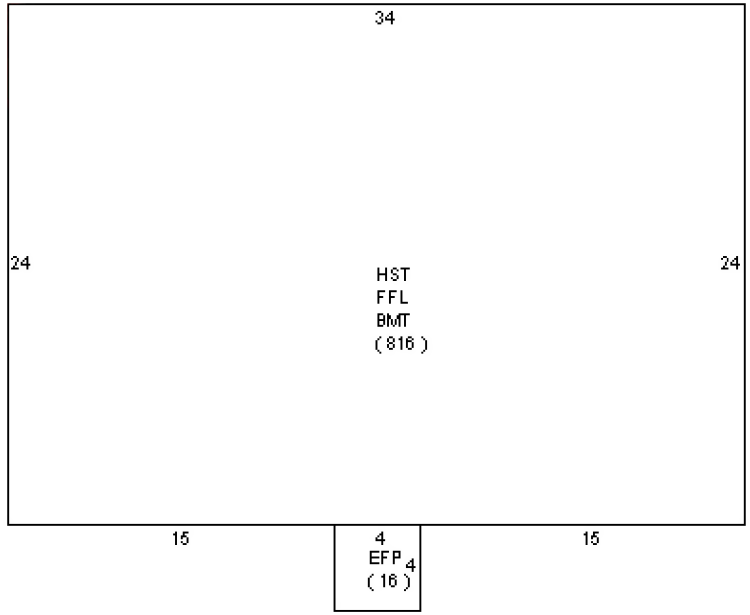
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | 2006 |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | |
| Totals | | | |
| 1 | 7 | 3 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | |
| Ind.Val | | | |
| Juris. Factor: | | Before Depr: | 147.00 |
| Special Features: | 0 | Val/Su Net: | 88.47 |
| Final Total: | 181900 | Val/Su SzAd | 148.61 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 816 | 55.570 | 45,342 |
| FFL | First Floor | 816 | 147.000 | 119,952 |
| HST | Half Story | 408 | 147.000 | 59,976 |
| EFP | Enclos Porch | 16 | 71.870 | 1,150 |
| | Net Sketched Area: | 2,056 | Total: | 226,420 |
| Size Ad | 1224 | Gross Area | 2464 | FinArea 1550 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 40 | C | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

146.0-0001-0005.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | Total: |